

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF GALVESTON

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Date: November 11, 2019

Borrower: Sine Qua Non Properties, LLC

Borrower's Address: Sine Qua Non Properties, LLC
12626 Westmere Dr.
Houston, Texas 77077

Holder: Colony American Finance 2016-1, Ltd.

Holder's Address: 2450 Broadway, 6th Floor
Santa Monica, California 90404

Substitute Trustee: Orval Lee Marlow II

Substitute Trustee's Address: 520 Post Oak Blvd #700
Houston, Texas 77027

Deed of Trust: Deed of Trust, Assignment of Rents, Security Agreement
and Fixture Filing

Date: October 27, 2015

Grantor: Sine Qua Non Properties, LLC

Lender: Colony American Finance Lender, LLC

Trustee: Chicago Title Insurance Company

Secures: Promissory Note, dated as of October 27, 2015 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Nine Hundred Twenty Eight Thousand Four Hundred and Twenty Five and No/100 Dollars (\$928,425.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Galveston County, Texas (the "Records") as Document Number 2016000729.

Assignment to Holder: Evidenced by that certain Assignment of Security Instrument dated May 20, 2016 and recorded in the Records as Document Number 2016036026.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, December 3, 2019

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale: The Continuation of the First Floor Lobby of the Galveston County Courthouse, 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550.

Holder has appointed Orval Lee Marlow II as Substitute Trustee under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.


Substitute Trustee

STATE OF TEXAS §
COUNTY OF HARRIS §

Subscribed and sworn to before me on this 11 day of November 2019.

My Commission expires:

8.31.2020


Notary Public, State of Texas

After recording return to:

Savanna Barlow
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

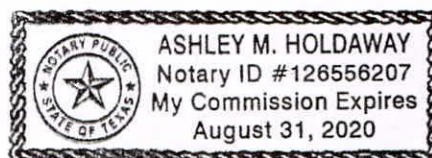


EXHIBIT A

Lot Six(6), in Block Nine (9), of CHELSEA MANOR, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 54 and transferred to Plat Record 3, Map No. 49, both of the Map Records of Galveston County, Texas.

Property Address: 1211 4th Avenue N, Texas City, TX 77590-7526
Property ID: 2435-0009-0006-000

The West 112 feet of the East 210 feet of the North 284 feet of Lot Five (5), in Subdivision "P" of the Cook and Stewart Subdivision of part of the John D. Moore League, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

Property Address: 1623 Main Street, La Marque, TX 77568-5639
Property ID: 2775-0016-0500-006

The South 120 feet of the West 120 feet of Lot 12, in Block "C", of SCOTT'S ACRE HOME ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254, Page 5 of the Map Records and transferred to Plat Record 5, Map No. 50, both of the Map Records of Galveston County, Texas.

Property Address: 1825 Bayou Road, La Marque, TX 77568-5384
Property ID: 6345-0003-0012-007

Lot Eleven (11), of Crane Addition, a Subdivision out of Lot 28 in Division "H" of the Cook and Steward Subdivision out of the John D. Moore League, Abstract 150, in Galveston County, Texas, according to the Map or Plat thereof as recorded in Volume 254-A, Page 71, Later Transferred to Plat Records 6, Map Number 30, of the Map Records in The Office of the County Clerk of Galveston County, Texas.

Property Address: 2101 Irene Street, La Marque, TX 77568-5320
Property ID: 2855-0000-0011-000

Lot Forty-Six in the Oaklawn Subdivision, Section Two, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 49 and transferred to Plat Record 2, Map No. 74, both of the Map Records of Galveston County, Texas.

Property Address: 2310 Meadow Lane, La Marque, TX 77568-5345
Property ID: 5456-0000-0046-000

The North 70 feet of Lot Twenty-Two (22), of SUNNYCREST III, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 1616, Page 108 in the Office of the County Clerk of Galveston County, Texas.

Property Address: 2603 16th Avenue N, Texas City, TX 77590-5010
Property ID: 6847-0000-0022-001

FILED

Instrument Number: *FILED2019001479*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 11/12/2019 8:10AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*